012.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,083,200 / 1,083,200
					USE VALUE:	1,083,200 / 1,083,200
					ASSESSED:	1,083,200 / 1,083,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		ELIOT PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEIGH ANDREW G
Owner 2:	LEIGH MARGARET LINDA
Owner 3:	
Street 1:	66 ELIOT PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WALKER BRIAN K/JENNIFER -
Owner 2:	-
Street 1:	66 ELIOT PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,035 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 2308 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10035.000	470,300		612,900	1,083,200
Total Card	0.230	470,300		612,900	1,083,200
Total Parcel	0.230	470,300		612,900	1,083,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.32 | /Parcel: 469.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	9591
GIS Ref	
GIS Ref	
Insp Date	12/16/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	470,500	0	10,035.	612,900	1,083,400	1,083,400	Year End Roll	12/18/2019
2019	101	FV	359,400	0	10,035.	793,200	1,152,600	1,152,600	Year End Roll	1/3/2019
2018	101	FV	330,900	0	10,035.	504,700	835,600	835,600	Year End Roll	12/20/2017
2017	101	FV	330,900	0	10,035.	461,500	792,400	792,400	Year End Roll	1/3/2017
2016	101	FV	330,900	0	10,035.	374,900	705,800	705,800	Year End	1/4/2016
2015	101	FV	317,900	0	10,035.	374,900	692,800	692,800	Year End Roll	12/11/2014
2014	101	FV	317,900	0	10,035.	341,800	659,700	659,700	Year End Roll	12/16/2013
2013	101	FV	317,900	0	10,035.	325,200	643,100	643,100		12/13/2012

!1201!

PRINT

Date	Time
12/10/20	16:51:47

LAST REV

Date	Time
07/20/18	11:28:23
apro	
1201	

USER DEFINED

Prior Id # 1:	9591
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALKER BRIAN K/	1342-116		8/15/2007		701,000	No	No		
SARNO ALICE	1253-156		6/18/2002	Change>Sale	350,000	No	No		
	782-86		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2002	455	Addition	20,000	C		G4	GR FY04	5X10 ADDITION-REPA

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Meas/Inspect	BS	Barbara S
2/11/2009	Meas/Inspect	189	PATRIOT
2/7/2009	Meas/Inspect	197	PATRIOT
12/3/2008	MLS	MM	Mary M
9/27/1999	Mailer Sent		
9/27/1999	Measured	264	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10035		Sq. Ft.	Site		0	85.	0.72	2									612,897						612,900	

Total AC/HA: 0.23037 | Total SF/SM: 10035 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 612,897 | Spl Credit | Total: 612,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20438218
Const Adj.:	0.98990101
Adj $ / SQ:	149.027
Other Features:	108810
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493020
Depreciation:	22679
Depreciated Total:	470341

COMMENTS

SINK IN MSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	4	Baths:	1	HB	1					

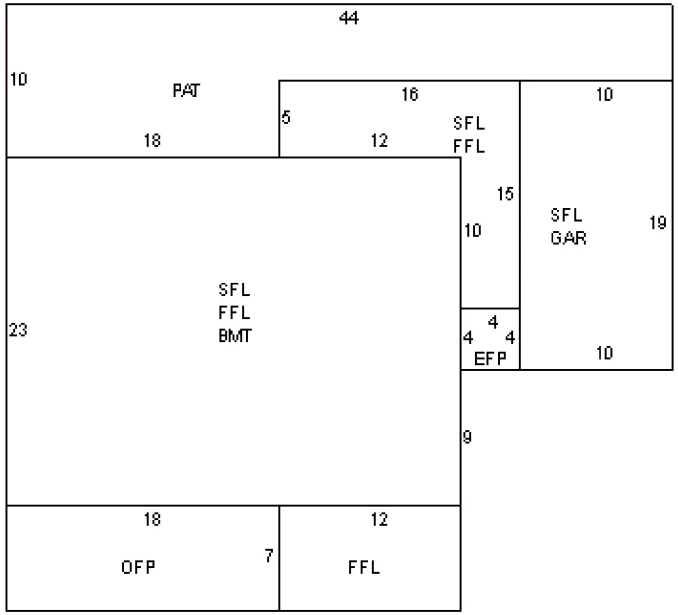
REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.93
Special Features:	0	Val/Su Net:	145.78
Final Total:	470300	Val/Su SzAd	248.31

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,000	149.030	149,027
FFL	First Floor	894	149.030	133,230
BMT	Basement	690	66.570	45,934
PAT	Patio	310	3.420	1,062
GAR	Garage	190	27.870	5,296
OFP	Open Porch	126	29.300	3,691
EFP	Enclos Porch	16	71.870	1,150
	Net Sketched Area:	3,226	Total:	339,390
Size Ad	1894	Gross Are	3226	FinArea 2308

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	